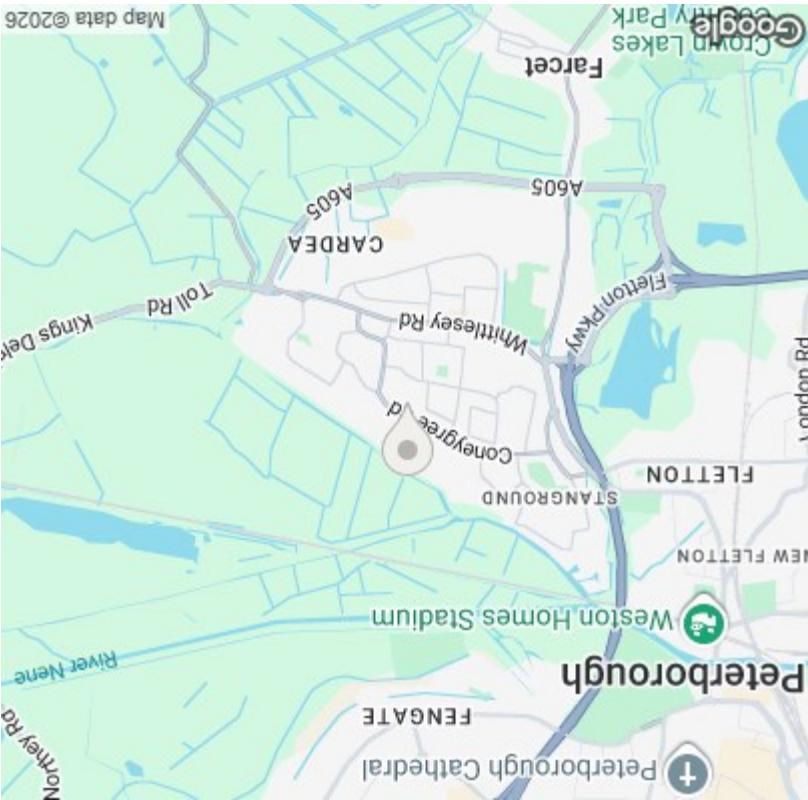


PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residents/housing/selective-licensing/>

Please note that the Agent has not been tested. Neither has the Agent checked legal documents or the validity of any guarantee. All photographs, measurements, floorplans and descriptions referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Discriminatory notices and specific regulations have not been tested. Neither has the Agent prepared these Sales Particulars as a general guide to verify the legal status of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and fixtures fittings have not been tested. Neither has the Agent checked legal documents or the validity of any guarantee. All photographs, measurements, floorplans and descriptions referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Energy Efficiency Graph



Area Map

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing.

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Viewing



Floor Plan



Hemingford Crescent

Stanground, Peterborough, PE2 8LL

Situated in the popular Hemingford Crescent in Stanground, this modernised detached bungalow offers spacious and versatile accommodation, ideal for those seeking comfortable single-storey living. Presented to a good standard throughout, the property benefits from an updated kitchen, bathroom, windows and heating system, a recently added conservatory, generous gardens, ample off-road parking and is offered for sale with no forward chain, making it a highly appealing home in a well-regarded residential location.

Set within the sought-after Hemingford Crescent in Stanground, this spacious detached bungalow has been thoughtfully modernised in recent years and is presented to a good standard throughout, making it an ideal choice for those seeking comfortable, single-level living in a well-established residential area. The accommodation is arranged around a welcoming entrance hall which provides access to all principal rooms and immediately sets the tone for the sense of space on offer. To the heart of the home sits a well-appointed kitchen diner, updated with modern fittings and offering an excellent space for everyday dining and entertaining which in turn opens through to the recently added conservatory, a bright and versatile addition that enjoys views over the rear garden and creates a seamless connection between indoor and outdoor living. The generously proportioned living room offers ample space for both relaxation and hosting guests, while the bungalow benefits from three well-sized bedrooms, including a comfortable master bedroom and two further flexible rooms that could serve as guest bedrooms, home offices or hobby spaces depending on individual needs. A modern bathroom, refitted as part of the recent improvements, completes the internal accommodation alongside the benefit of updated windows and a modern heating system, ensuring efficiency and peace of mind. Externally, the property occupies a generous plot with both front and rear gardens providing plenty of outdoor space, complemented by ample off-road parking to the front, and with the additional advantage of being offered for sale with no forward chain, this well-located and well-presented bungalow represents a fantastic opportunity in a popular part of Peterborough.

Entrance Hall
1.70 x 4.69 (5'6" x 15'4")

Living Room
5.72 x 3.90 (18'9" x 12'9")

Kitchen Diner
4.26 x 2.87 (13'11" x 9'4")

Conservatory
2.70 x 3.36 (8'10" x 11'0")

Master Bedroom
3.60 x 3.42 (11'9" x 11'2")

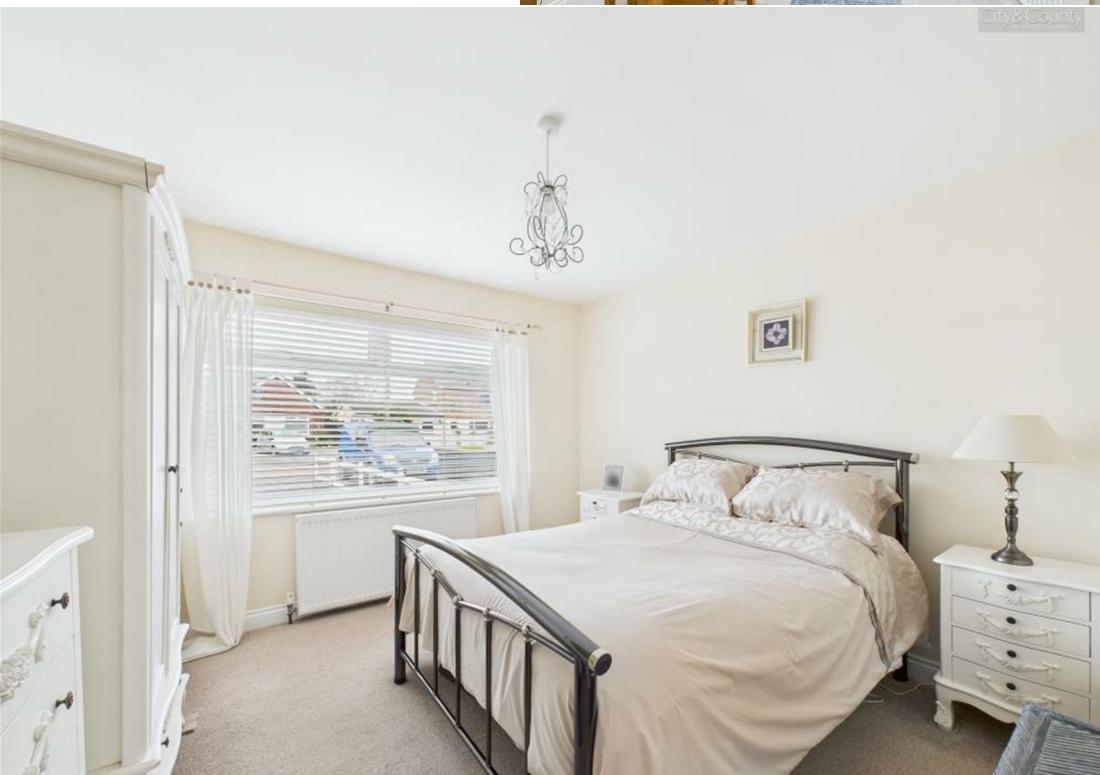
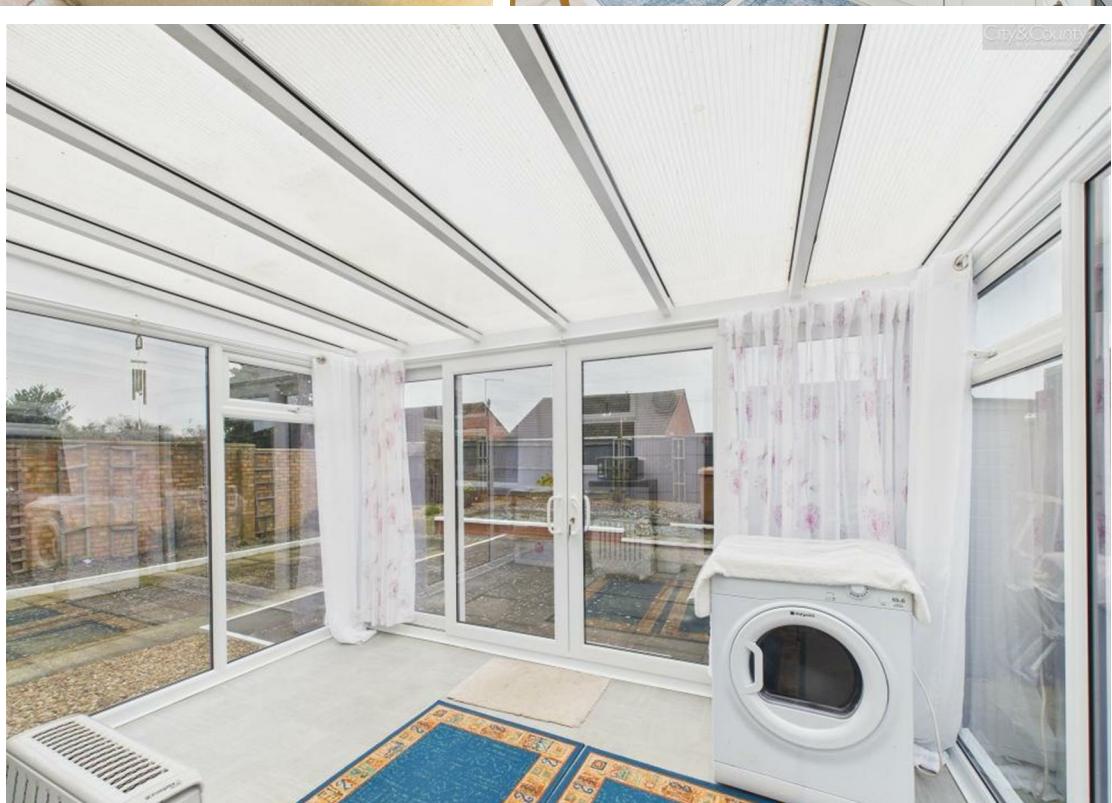
Bedroom Two
3.57 x 3.41 (11'8" x 11'2")

Bathroom
2.59 x 1.70 (8'5" x 5'6")

Bedroom Three
2.27 x 2.89 (7'5" x 9'5")

EPC - D
67/83

Tenure - Freehold



IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Ftp
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL

